

# Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com  
Ph 863-420-7799

April 29, 2022

Fellow Homeowners:

Please regard this as 10-day notice for the HOA Board meeting held 6:30 pm at the Regency Place pool scheduled for **May 17, 2022**. The meeting will cover:

1. Call Meeting to Order / Roll Call
2. Reading of the Minutes
3. Treasurer Report / Finances
4. Repairs
5. Old & New Discussion
6. Adjourn

**Attention: Please observe all CDC guidelines and social distancing for meetings.**

**Yard Violations:** Many yards are looking great but there are improvements needed for some. Please attend to any issues to take care of your yard. **General tips and care to keep a healthy green lawn include:**

1. Raise that mower blade and mow grass weekly at a height of 3 – 4 inches. Scalping the grass very low invites weeds and kills the grass which defeats all the hard work to maintain a healthy green lawn.
2. Please remember to edge around the curb and driveway areas as needed.
3. Treat for bugs and weeds as needed.
4. Rain gauges are a big help to determine if your lawn has received ½ to 1 inch of water each week. Irrigating once a week can still keep a healthy lawn. Adding only the amount of water needed through the sprinkler system to reach the weekly 1-inch level lowers water bills too.
5. It is also helpful to fertilize your grass as determined by the type you have to keep it healthy and develop thick grass. This keeps out weeds as well as minimizes maintenance.

**Commercial Vehicles:** There are many large commercial vehicles arriving in Regency Place and parking regularly in driveways. Commercial vehicles need approval from the ARC to park in Regency Place per Covenants Article VII Section 6. All properties with commercial vehicles will need to obtain approval from the ARC by submitting an ARC application.

**Pet Walking in Regency Place:** Many homeowners are walking their dogs to relieve themselves on other homeowner's property. Please note you and your pet are trespassing on other owners' property to do so. You must pick up after your pet anywhere in Regency Place. Pets must be on a leash when off the owner's property. There are reports of dogs getting loose. Please secure your pets properly. Citations from Polk County Animal Control will apply. Regency Place covenants Article VII Section 7 states pets are subject to all governmental animal ordinances. Please call 863-499-2600 at Polk County Animal Control for pet problems.

**Audit:** You may obtain a copy of the 2021 Audit by contacting the HOA.

**Dues:** March assessments are past due if you have not paid. Please submit your dues payments to avoid attorney fees.

**Pool Hours:** As posted at the pool, please note the pool hours are from 8 am to dusk (sun down). Since the days will get longer as summer proceeds, the time of closing will change for the pool. Please also note – for the safety of all, the pool may be locked if there are thunderstorms in the area.

1. Children under 16 are to be accompanied by an adult. If children are in the pool without an adult, they will be asked to leave.
2. **No food or drink** is allowed **inside** the pool area. You may do so at the picnic tables.
3. **No smoking** is allowed **inside** the pool area. You may do so outside the fenced area.
4. The **lifesaving rings** are not pool toys. They must be left hanging on the hooks for **emergency** use only. If you see someone playing with them, please let them and the board know.
5. The pool is for Regency Place residents and their guests. If uninvited residents from other communities are using the pool, please call the police for trespassing.
6. The pool gate is auto lock each night as no one is allowed in the pool area at night. If you see anyone in the pool when it is dark, please call the police for trespassing.
7. Please remember there are **no lifeguards at any time**.